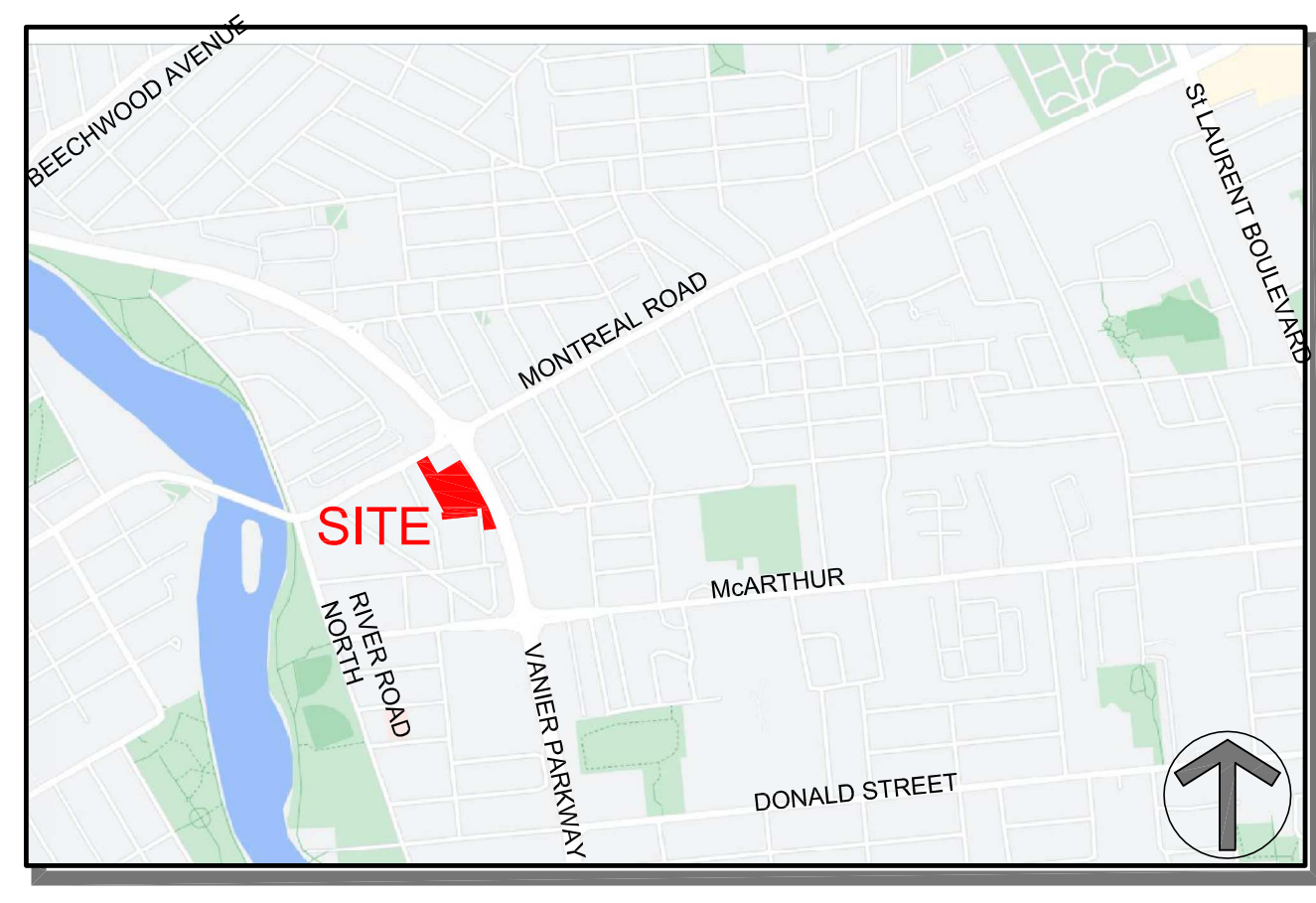


1 SITE PLAN - PHASE 1
 SP-1
 SCALE = 1 : 300

PROJECT DEVELOPER Manor Park Management 231 Britany Drive, Suite D Ottawa, ON Canada, K1K 0R8 E-Mail: isa@manorparkcap.com	PROJECT MANAGER Renfro Land Management 371A Richmond Rd. Unit 2, Ottawa, ON K2L 1Y3 Tel: (613) 883-6124 E-Mail: davidrenfro@outlook.com	LEGAL DESCRIPTION TOPOGRAPHIC SURVEY OF LOT 5 AND PART OF LOTS 6 AND 7 BLOCK 2 REGISTERED PLAN 29 AND LOT 88 AND PART OF LOTS 40 & 41 REGISTERED PLAN 49 CITY OF OTTAWA
SURVEYOR FAIRHALL, MOFFATT & WOODLAND LIMITED 100-600 TERRY FOX DRIVE KANATA, ONTARIO K2L 4B6 Tel: (613) 591-2580 Fax: (613) 591-1495 Email:	GEOTECHNICAL ENGINEER paterson group 154 Colonnade Road South Ottawa, Ontario, K2E 7J5 Tel: 613.226-7381 Email: DGilbert@Patersongroup.ca	URBAN PLANNER FoTenn Consultants Inc. 396 Cooper Street, Unit 300 Ottawa, ON Canada, K2P 2H7 Tel: (613) 730-5709 Fax: (613) 730-1136 E-Mail: posen@fotenn.com
CIVIL ENGINEER WSP 300 - 2611 Queensview Drive Ottawa, ON K2B 8K2 Tel: +1 613-829-2800 Email: Ishaque.Jafferjee@wsp.com	TRANSPORTATION ENGINEER CGH Transportation Inc. 6 Plaza Court Ottawa, ON K2H 7W1 Tel: (343) 999-9117 Cell: (613) 697-3797 Email: andrew.harte@cgtransportation.com	LANDSCAPE DESIGNER LEVSTEK CONSULTANTS 5871 Hugh Crescent Ottawa, ON Canada, K0a 2w0 Tel: (613) 826-0518 E-Mail: rievstek@iarocquelevstek.com



KEY MAP

SITE PLAN SYMBOLS:

	SOFT LANDSCAPE
	PEDESTRIAN WALKING SURFACE
	DRIVING / PARKING AREA
	CONCRETE SIDEWALK
	EXISTING CITY CONCRETE SIDEWALK
	CONCRETE DRIVEWAY / RAMP
	UNDEVELOPED AREA
	PARKLAND DEDICATION
	PROPERTY LINE
	FENCE LINE
	BIKE RACK
	ENTRANCE / EXIT DOOR
	COMMERCIAL / EXIT DOOR
	FIRE HYDRANT
	VEHICULAR DIRECTION
	EXISTING TREE TO REMAIN
	SIAMESE CONNECTION

NOTE:
 SEE LANDSCAPE FOR ALL SURFACE MATERIAL AND PATTERN

SOLID WASTE

BUILDING 'A' - 36 UNITS	
GARBAGE	0.110 Y ³ PER UNIT
RECYCLING - GMP	0.018 Y ³ PER UNIT
RECYCLING - FIBRE	0.038 Y ³ PER UNIT
ORGANICS	1 - 240 L BIN PER PER 50 UNITS
BUILDING 'B' - 394 UNITS	
GARBAGE	0.110 Y ³ PER UNIT
RECYCLING - GMP	0.018 Y ³ PER UNIT
RECYCLING - FIBRE	0.038 Y ³ PER UNIT
ORGANICS	1 - 240 L BIN PER PER 50 UNITS

AMENITY SPACE

EXTERIOR AT GRADE	= 1,300.0 sq. m.
GROUND FLOOR COMMUNAL INTERIOR	= 220.0 sq. m.
7th FLOOR COMMUNAL INTERIOR	= 120.0 sq. m.
7th FLOOR COMMUNAL EXTERIOR TERRACE	= 130.0 sq. m.
35th FLOOR COMMUNAL EXTERIOR TERRACE	= 100.0 sq. m.
PRIVATE BALCONIES / TERRACES	= 1,700.0 sq. m.
TOTAL	= 3,570.0 sq. m.
TOTAL COMMUNAL	= 1,870.0 sq. m.
REQUIRED - 6.0M ² PER UNIT (430)	= 2,580.0 sq. m.
REQUIRED COMMUNAL @ 50%	= 1,290.0 sq. m.

- DRAWING NOTES:**
- PROPERTY LINE
 - PROPOSED ROAD WIDENING
 - OUTLINE OF TOWER
 - LINE OF TOWER BALCONIES ABOVE
 - LINE OF PARKING GARAGE BELOW
 - HEATED RAMP TO U/G GARAGE WITH TRENCH DRAIN
 - MOUNTABLE CURB WITH CONCRETE TRUCK APRON
 - SERVICE AREA
 - RAISED PEDESTRIAN CROSS WALK WITH TWSI
 - BIKE RACKS, SEE LANDSCAPE PLAN FOR TYPE
 - SIAMESE CONNECTION
 - PARKING GARAGE INTAKE / EXHAUST GRILL
 - 2.6 X 5.2m STANDARD PARKING SPACES
 - ASPHALT DRIVEWAY WITH 150mm BARRIER CURB
 - FIRE HYDRANT
 - SOFT LANDSCAPING
 - 2.0m WIDE CONCRETE SIDEWALK
 - EXTERIOR PATIO (COMMERCIAL / COMMUNAL)
 - BELOW GRADE CISTERN
 - EXISTING CITY SIDEWALK INSTALL SUMMER OF 2021
 - RAISED PLANTER
 - EXISTING CHAIN LINK FENCE
 - CONSTRUCTION STAGING FENCE
 - PARKLAND DEDICATION AREA
 - PHASING LINE
 - HARD SURFACE WALKING SURFACE
 - AT GRADE PRIVATE PATIOS
 - 6.0m WIDE FIRE ROUTE
 - EXISTING CHAIN LINK FENCE
 - EXISTING SOFT LANDSCAPED BOULEVARD
 - PHASE 1 CONSTRUCTION ACCESS
 - EXISTING TREE TO REMAIN PROTECT AS REQUIRED
 - ALTER EXISTING STREET AS SHOWN
 - PARKING GARAGE EXIT STAIR
 - PROPOSED BUILDING SERVICES, SEE CIVIL
 - 2.1m HT. SOLID WOOD FENCE
 - SEASONAL PLANTERS
 - GAS PRESSURE RELEASE STATION
 - ELECTRIC VEHICLE CHARGING STATION
 - ACCESSIBLE PARKING SPACE
 - DEPRESSED CURB - TWSI AS SHOWN
 - CYCLE REPAIR STATION
 - DEPRESSED CURB AND CONTINUOUS SIDEWALK TO CITY STANDARDS, SEE CIVIL
 - 2.5m SURFACE EASEMENT

PROJECT INFORMATION

TM(2383) S365-h
 12,165.45 sq m
 130,346 sq ft
 6,150.19 sq m
 66,200 sq ft
 6,015.26 sq m
 64,748 sq ft

ZONING
 ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.
 THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.
 DO NOT SCALE DRAWINGS.
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NOTATION SYMBOLS:

INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
 INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDULE.
 INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON ARKO SERIES.
 INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON ARKO SERIES.
 TITLE
 DETAIL REFERENCE PAGE
 DETAIL CROSS REFERENCE PAGE

PROJECT STATISTICS - PHASE 1

BUILDING 'A'	STAGE 1 CONSTRUCTION	0.0 sq. m.
PARKING LEVEL		000 sq. ft.
GROUND FLOOR		234.6 sq. m.
2nd FLOOR		4,155.8 sq. m.
3rd - 8th FLOOR		1,866.2 sq. m.
MECHANICAL LEVEL		0.0 sq. m.
TOTAL AREA		2,516.6 sq. m.
COMMERCIAL AREA		234.6 sq. m.
UNIT COUNT		36
UNIT PARKING	0.5 PER UNIT AFTER 12 UNITS	12
VISITOR PARKING	0.1 PER UNIT AFTER 12 UNITS	2
BIKE PARKING	0.5 PER UNIT	18
COMMERCIAL BIKE	1.0 PER 250m ² OF GFA	1

BUILDING 'B'

BUILDING 'B'	STAGE 2 CONSTRUCTION	0.0 sq. m.
PARKING LEVEL		000 sq. ft.
GROUND FLOOR		2,572.2 sq. m.
2nd - 6th FLOOR		4,449.1 sq. m.
7th FLOOR		524.4 sq. m.
8th - 34th FLOOR TOWER		17,551.5 sq. m.
35th - 37th FLOOR		1,364.56 sq. m.
MECHANICAL LEVEL		0.0 sq. m.
TOTAL AREA		24,146.4 sq. m.
TOWER FOOTPRINT		8,689 sq. ft.
UNIT COUNT		394
UNIT PARKING	0.5 PER UNIT AFTER 12 UNITS	191
VISITOR PARKING	0.1 PER UNIT AFTER 12 UNITS	30
BIKE PARKING	0.5 PER UNIT	197

UNIT MIX

TOWNHOUSE UNIT	0
ONE BEDROOM	291
TWO BEDROOM UNIT	107
THREE BEDROOM UNIT	32
TOTAL UNITS	430

CAR PARKING

REQUIRED BY ZONING BY-LAW	
RESIDENCE	-0.5 PER UNIT (AFTER 12 UNITS)
VISITOR	-0.1 PER DWELLING UNIT (AFTER 12 UNITS) (MAX 30)
COMMERCIAL RETAIL	-NON REQUIRED
TOTAL	235
PROVIDED	
RESIDENCE	-0.59 PER UNIT
VISITOR	-0.07 PER UNIT
COMMERCIAL RETAIL	-NON REQUIRED
TOTAL	380

LOCATION

56 beech street, ottawa, ontario K1S 3j6
 t: 613.724.9932 f: 613.724.1209 a: architecture.ca

PROJECT TITLE:
 112 MONTREAL ROAD

BICYCLE PARKING

REQUIRED	
RESIDENCE	-0.5 PER UNIT (430 UNITS)
COMMERCIAL RETAIL	-1.0 PER 250m ² OF G.F.A.
TOTAL	216
PROVIDED	
EXTERIOR	26
U/G PARKING LEVEL P1 FOR - PHASE 1	410
U/G PARKING LEVEL P1 FOR - PHASE 2	465
TOTAL	901

LOT COVERAGE

UNDEVELOPED AREA	= 43.81%	5,329.2 sq. m.
PARK LAND SPACE	= 5.64%	686.0 sq. m.
PAVED SURFACE	= 13.64%	1,680.0 sq. m.
BUILDING FOOTPRINT	= 13.13%	1,597.5 sq. m.
LANDSCAPE OPEN SPACE	= 23.78%	2,892.69 sq. m.
TOTAL	= 100.00%	12,165.45 sq. m.

ARCHITECT SEAL:
 ARCHITECT: **rla / architecture**
 roderick lahey architect inc.
 56 beech street, ottawa, ontario K1S 3j6
 t: 613.724.9932 f: 613.724.1209 a: architecture.ca

CLIENT:
 2705460 Ontario Inc.

REVISIONS:

No.	DESCRIPTION	DATE
1	ISSUED FOR SPC 4th COMMENT RESPONSE	2024 04 29
2	ISSUED FOR SPC 3rd COMMENT RESPONSE	2023 10 17
3	ISSUED FOR SPC 2nd COMMENT RESPONSE	2023 06 20
4	ISSUED FOR SPC 1st COMMENT RESPONSE	2023 03 15
5	ISSUED FOR SPC 1st COMMENT REVIEW	2023 03 04
6	ISSUED FOR LDRP SPC SUBMISSION	2023 01 19
7	ISSUED FOR CONSULTANT COORDINATION	2023 01 10
8	ISSUED FOR SPC APPLICATION - PHASE 1	2022 09 13
9	ISSUED FOR CONSULTANT COORDINATION	2022 06 22
10	ISSUED FOR CONSULTANT COORDINATION	2022 02 21

ARCHITECT:
 rla / architecture
 roderick lahey architect inc.

PROJECT TITLE:
 112 MONTREAL ROAD

SHEET TITLE:
 SITE PLAN
 PHASE 1

DRAWN: RV
CHECKED: R.V.
SCALE: 1:300
SHEET No.: SP-1
PROJECT No.: 2026